118.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,008,300	/	1,008,300
USE VALUE:	1,008,300	/	1,008,300
ASSESSED:	1,008,300	/	1,008,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAUTEUX KEVIN & JESSICA
Owner 2:	
Owner 3:	
Street 1:	15 ELWERN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHANG HAOSHENG & SU -
Owner 2:	-
Street 1:	171 SWANTON ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Clapboard Exterior and 2646 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5108.000	607,000		401,300	1,008,300
Total Card	0.117	607,000		401,300	1,008,300
Total Parcel	0.117	607,000		401,300	1,008,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.14 | /Parcel: 381.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75947
GIS Ref:
GIS Ref:
Insp Date: 06/14/19

!9151!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	607,000	0	5,108.	401,300	1,008,300		Year end	12/23/2021
2021	101	FV	589,900	0	5,108.	401,300	991,200		Year End Roll	12/10/2020
2020	101	FV	589,900	0	5,108.	401,300	991,200	991,200	Year End Roll	12/18/2019
2019	101	FV	167,500	0	5,108.	395,500	563,000	563,000	Year End Roll	1/3/2019
2018	101	FV	167,500	0	5,108.	303,800	471,300	471,300	Year End Roll	12/20/2017
2017	101	FV	167,500	0	5,108.	286,600	454,100	454,100	Year End Roll	1/3/2017
2016	101	FV	167,500	0	5,108.	263,700	431,200	431,200	Year End	1/4/2016
2015	101	FV	166,700	0	5,108.	246,500	413,200	413,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:33:45

LAST REV

Date	Time
07/27/20	10:24:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG HAOSHENG	74692-129	1	5/18/2020		1,045,000	No	No		
CANZANELLI SAND	71616-89		9/14/2018	Estate/Div	610,000	No	No		
CARLSON WERNER	22176-338		7/1/1992		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2018	1941	Heat App	13,000	C				
11/6/2018	1644	Addition	300,000	O				
4/23/2015	385	Re-Roof	6,980					
9/11/2014	1183	Manual	674		9/11/2014			Air sealing and in
9/18/2006	780	Redo Kit	95,000			G8	GR FY08	re-do bath
3/12/2004	181	Siding	12,000					vinyl

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
9/30/2019	Mail Update	JO	Jenny O
6/14/2019	Meas/Inspect	DGM	D Mann
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	189	PATRIOT
1/12/2007	Permit Visit	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
3/20/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5108		Sq. Ft.	Site		0	70.	1.12	6									401,268						401,300	

Total AC/HA:	0.11726	Total SF/SM:	5108	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,268	Spl Credit		Total:	401,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19573808
Const Adj.:	0.99989998
Adj $ / SQ:	155.430
Other Features:	138928
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636248
Depreciation:	29267
Depreciated Total:	606980

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

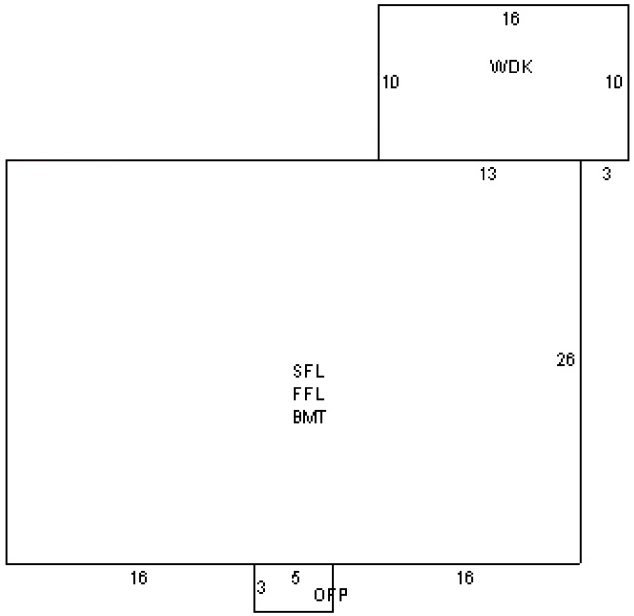
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.07
Special Features:	0	Val/Su Net:	198.30
Final Total:	607000	Val/Su SzAd	315.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	88.600	85,229
FFL	First Floor	962	155.430	149,524
SFL	Second Floor	962	155.430	149,524
WDK	Deck	160	12.250	1,960
OFP	Open Porch	15	44.000	660

Net Sketched Area:	3,061		Total:		
Size Ad	1924	Gross Area	3151	FinArea	2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc